

107.0

0006

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,016,400 / 1,016,400

USE VALUE: 1,016,400 / 1,016,400

ASSESSED: 1,016,400 / 1,016,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		APACHE TR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: D'ENTREMONT RICHARD A &amp; JANE M

Owner 2: TRS/ RICHARD A D'ENTREMONT TR

Owner 3:

Street 1: 26 APACHE TRAIL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: D ENTREMONT RICHARD A/JANE M -

Owner 2: -

Street 1: 26 APACHE TRAIL

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2906 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11029		Sq. Ft.	Site		0	70.	0.68	4									525,606						525,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							11029.000		490,000		800		525,600		1,016,400						68553	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/17/18	

**USER DEFINED**

Prior Id # 1:	68553
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	07:19:38
PRINT	
Date:	
Time:	
LAST REV	
Date:	
Time:	
01/15/20	15:18:57
mmcmakin	
ASR Map:	1
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	490,000	800	11,029.	525,600	1,016,400		Year end	12/23/2021
2021	101	FV	472,100	800	11,029.	525,600	998,500		Year End Roll	12/10/2020
2020	101	FV	472,100	800	11,029.	525,600	998,500	998,500	Year End Roll	12/18/2019
2019	101	FV	367,700	800	11,029.	525,600	894,100	894,100	Year End Roll	1/3/2019
2018	101	FV	367,700	500	11,029.	450,500	818,700	818,700	Year End Roll	12/20/2017
2017	101	FV	367,700	500	11,029.	420,500	788,700	788,700	Year End Roll	1/3/2017
2016	101	FV	367,700	500	11,029.	360,400	728,600	728,600	Year End	1/4/2016
2015	101	FV	360,000	500	11,029.	322,900	683,400	683,400	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ENTREMONT RIC	1552-176		12/10/2019	Convenience		1	No	No	
CUTTING EDWARD	1346-83		11/2/2007		641,000	No	No		
SANYINI MARK F	1195-93		10/20/1998		416,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2009	979	Redo Kit	22,049					
2/8/2008	113	New Wind	40,000		G9	GR FY09	remodel 2 baths an	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

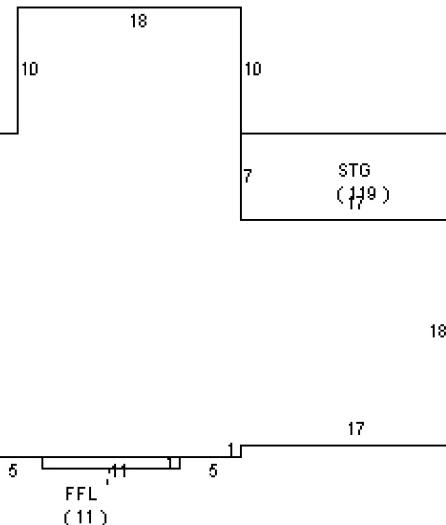
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.19095826
Const Adj.:	0.99989998
Adj \$ / SQ:	119.084
Other Features:	125019
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513660
Depreciation:	23628
Depreciated Total:	490031

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	490000

Before Depr:	130.99
Val/Su Net:	122.81
Val/Su SzAd:	252.45

**PARCEL ID**

107.0-0006-0004.A

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	20X16	A	AV	1980	3.42	T	31.2	101			800		800

More: N

Total Yard Items:

800

Total Special Features:

Total:

800

**AssessPro Patriot Properties, Inc**